

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
828-5220

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** April 10, 2001

**Comments:**

1. Must comply with the Florida Accessibility Code and the Fair Housing Act. Provide a Debris Mitigation and Construction Worker Parking Plan.

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**Division:** Airport

**Member:** Alex Erskine 938-4966

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** April 10, 2001

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form must be filed with the FAA since the building exceeds 200 feet in height.
- 2) A second Notice of Proposed Construction or Alteration must be filed since the construction crane or equipment will exceed 200 feet in height.
- 3) Two copies of the form will be provided at the meeting.

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**Division:** Engineering

**Member:** Tim Welch  
828-5123

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** April 10, 2001

**Comments:**

Engineering comments will be available at the DRC meeting.

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**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** 4-10-01

**Comments:**

- 1) Chapter 51 applies to this project.
- 2) Stairs only partially comply with 3109 of the SFBC. Meeting may be required to resolve problems. Call 828-5223 to arrange an appointment.
- 3) East side of parking levels requires exits, and consider the max travel distance per SFBC 3120.3 (6).
- 4) Smoke proof enclosures must discharge at grade.
- 5) A-6 appears to show dead end corridors.
- 6) Civil plan required showing fire mains, hydrants, DDC and FDC's.
- 7) Flow test required.
- 8) Roof plan required showing stairs for crossover purposes as per 3109 SFBC.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** April 10, 2001

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

**Recommendations:**

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 25x25x10, suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAL Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** 4/10/01

**Comments:**

1. Verify the requirement in the Central Beach District that 50% of the required street trees to be shade trees. Provide the appropriate calculations.
2. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.
3. Verify that the site 25% pervious area requirement is met. An area calculation overlay may be required.
4. Any trees that are considered to be good candidates for relocation should be relocated. Verify this requirement. Provide the appropriate calculations showing the "equivalent replacement" for trees and palms removed.
5. Verify that the sight triangles contain no plant material that would obstruct visibility between 30" and 8' height.

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**Division:** Planning

**Member:** Jim Koeth  
828 5276

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** April 10, 2001

**Comments:**

- 1) Project requires review by the Planning and Zoning Board and City Commission.
- 2) Provide narrative outlining compliance with Ord. 00-26 regarding People Street (Cortez St.) requirements. Provide point by point analysis.
- 3) Provide 3-D perspective of proposal superimposing project on depiction of existing field conditions.
- 4) Discuss provision for a traffic study with Engineering Rep. and applicant at the meeting. If study is required, staff and a City-retained consultant must review it. The applicant shall incur the City's cost for these consultant services.
- 5) Provide text narrative outlining the anticipated operations, maintenance, security, hours of operation for retail uses, trash management, et. al. prior to item being placed on a Planning and Zoning Board agenda.
- 6) Provide text narrative indicating project's compliance (point by point) with the City's Beach Design Guidelines criteria prior to item being placed on a Planning and Zoning Board agenda.
- 7) Discuss building length and width with Zoning Rep. and applicant at the meeting. Building length and width exceeds the 200 ft. limitation. Applicant may submit an application for an application of ULDR Sec. 47-26.A.1
- 8) Provide shadow study on the Winter Solstice and Spring Equinox in order to indicate impacts on the beach and neighbors. Provide information at 9am, 12 pm, and 4 pm. Indicate property lines on study and indicate shadow spillover beyond property line. Shadow study must be submitted prior to project being placed on the Planning and Zoning Board agenda and included within the Planning and Zoning Board plan package.

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- 9) Discuss parking structure's circulation with Engineering Rep. and applicant at the meeting. Discuss stacking, access control, provision for loading/unloading zone, et. al.
- 10) Applicant must submit Hurricane Evacuation study prior to item being place on the Planning and Zoning Board agenda.
- 11) Discuss if any public metered parking spaces will be eliminated. Doug Gotshall, Parking Systems Manager, sign-off is required prior to item being placed on the Planning and Zoning Board agenda.
- 12) Discuss provision for min. 7 ft. sidewalks and expanded pedestrian areas at street intersections with applicant at the meeting.
- 13) Provide dimensions for width and length of the building.
- 14) Provide greater detail on elevations (i.e.: windows, window treatments, label all materials, label all colors, et. al.). Additional staff comments forthcoming upon additional information submittal on elevations.
- 15) Response to all comments must be provided within 60 calendar days or project may be subject to additional DRC review.
- 16) Strongly recommend presenting project to Central Beach Alliance and neighbors prior to public hearings for public input.
- 17) All sheets within site plan package must be same size.
- 18) Discuss proposed pedestrian bridge over A1A with Engineering Rep. and applicant at the meeting. Requires Property and ROW Committee review? Additional reviews?
- 19) Provide dimensions for all setbacks on all sheets including floor plan and elevations. Indicate property lines and setbacks.
- 20) Provide all sidewalk dimensions on the site plan.
- 21) Provide clear aerial photo within Planning and Zoning Board submittal package with each set.
- 22) Depict on elevations compliance with ULDR Beach Shadow Ordinance.
- 23) Discuss FAR calculation with Zoning Rep. and applicant at the meeting.



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24) Provide dimensions within parking garage. Discuss with Engineering Rep. and applicant at the meeting.

25) Will parking structure be enclosed? Indicate where ventilators will be placed on plans. Denote all parking garage openings via shading. Parking structure must comply with Ord. 00-65.

26) Discuss building height measurement with Zoning Rep. at the meeting.

27) Provide project calculation table on site plan. FAR and parking requirement uses ratios must be included within calculation table. Denote proposed uses and relevant calculations in table only.

28) Provide narrative (point by point) outlining compliance with ULDR Sec. 47-12.7.

29) Provide narrative (point by point) outlining compliance with ULDR Sec., 47-25.3.A, neighborhood compatibility and criteria set forth in the Neighborhood Compatibility and Preservation section. .

30) Project exceeds 250 ft. maximum height limit. In order to exceed this limit, applicant must provide narrative outlining compliance with the Design and community character scale as per ULDR Sec. 47-12.5.B.6.

31) As per the ULDR Beach Shadow Ordinance, any portion of a structure (including beach pedestrian bridge) in excess of 35 ft. in height shall provide a setback of at least 1 ft. per 1 ft. of height beginning at ground level of the W ROW line of A1A. Portions of the pedestrian bridge does not comply. Discuss with Zoning Rep. and applicant at the meeting.

32) Recommend minimum 7 ft. sidewalk along Poinsettia St.

33) Discuss any proposed recreation (spa?, exercise rooms?) areas with Zoning Rep. and applicant at the meeting. Discuss provision for required parking for these uses.

34) Provide detail on how proposed pedestrian bridge provides public access.

35) Provide two oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.

Additional comments may be forthcoming at the meeting.

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**Division:** Plumbing

**Member:** Ted DeSmith  
828-5232

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** April 10, 2001

**Comments:**

1. Possible sewer and water impact fees, unable to determine at this time with the information provided.
2. Provide site plan showing sewer and water services to the building, including fire services with required backflows.
3. Provide site plan showing storm water retention and related calculations.
4. If garage drains are installed, see SFBC 4612.3 for Sand & Oil Interceptor requirements. Show location on site plan and discharge to storm water retention system. Note: Roof drainage system would bypass S&O Interceptor.
5. If cooling tower is be installed and water is required for make-up, show separate water meter at property line for cooling tower.
6. If food service operations will be part of the retail space, show grease trap and dumpster locations.

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Division: Police

Member: Robert Dodder  
759-6421  
Beeper 497-0628

Project Name: Lauderdale Beach Hotel

Case #: 51-R-01

Date: 4-10-01

**Comments:**

1. How will access to the residential parking garage be separated from the public portion of the parking garage?
2. How will access to both portions of the parking garage be controlled?
3. Stair doors should not allow entry to the building from the exterior at grade.
4. How will access to the lobby be controlled?
5. A card reader access control system is suggested for building entry, elevator control, as well as access to amenities and storage areas, etc.
6. C.C.T.V. in the parking garage as well as specific common areas is suggested. Further, it is suggested that video motion detection be included as part of the C.C.T.V. system.
7. Where will security have their office?
8. How will entry by vendors, repair and household staff be controlled?
9. Where will these persons park their vehicles?
10. What type of intrusion detection system will be used?

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** 4/10/01

**Comments:**

1. Setbacks in the PRD, no structure shall be constructed, remodeled or reconstructed so that any part of the structure is located within twenty (20) feet of the proposed public right of way, unless the development or redevelopment of the structure is as a significant impact. In addition, those yards fronting on People Streets must meet the requirements of Section 47-12.4.C in accordance with section 47-12.5.A.1 of ORD. No. C-00-26.

2. No structure shall exceed two hundred fifty (250) feet in height, except a beach development permit may be issued the exceeds the height of limitations set out herein if it meets the criteria provide in section 47-12.5.B.2.b. Provide a text narrative explaining how the proposed development site complies with 47-12.5.B.2.b section by section.

3. Cortez Street is a people street which requires the development to provide a cornice at a minimum height of 12 feet and maximum height of 35 feet and is at a height similar to the height of a cornice on adjacent property if applicable and at the cornice the is a setback of a least 10 feet and at a level between the 4<sup>th</sup> and 10<sup>th</sup> floors, an additional setback of at least 10 feet, or multiple setbacks which total at least 10 feet. Provide a minimum of 50 percent fenestration of the first floor façade of habitable space. Provide a text narrative explaining how the proposed development complies with section 47-12.4.C point by point.

4. The maximum length and width shall not exceed two hundred (200) feet in accordance with Ordinance No. C-00-26.

5. The parking garage shall be counted in the floor area ratio. Indicate garage square footage in the total floor area ratio calculations.

6. A portion of the overstreet connection exceeds the thirty five (35) feet Beach shadow restrictions of section 47-23.6.

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7. Adequacy requirements of section 47-25.2 apply to the proposed development along with a hurricane evacuation analysis. Provide a text narrative explaining how the proposed development complies section by section.
8. Neighborhood compatibility and preservation requirements of section 47-25.3.A.1, A.2 and A.3.a, b, c, and d apply. In addition it shall be determined if a development meets the Design and Community Compatibility Criteria in accordance with Ordinance No. C-00-26. Provide a text narrative explaining how the proposed development complies section by section.
9. Provide parking for the exercise room at a rate of 1/200 gross square feet of floor area in accordance with section 47-20.2.
10. Provide height above grade of the overstreet connection/ pedestrian bridge in accordance with section 47-19.10. City Commission approval required.
11. A photometric lighting plan is required in accordance with section 47-20.14 prior to final DRC review.
12. Provide parking geometric in accordance with section 47-20.11.
13. Discuss parking garage circulation and columns in sight triangle at ramps.
14. Clearly indicate setbacks on site plan and all elevation plans.
15. Delineate loading zones.
16. Provide a staging, storage and construction trailer/sales trailer location plan prior to final DRC review.
17. Projects requiring Site Plan Levels III or IV review, on sites within the Downtown RAC and sites lying east of the Intracoastal Waterway, provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. The mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
18. Additional comments may be discussed at DRC meeting.